



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

SIXTH FLOOR
PRUDENTIAL BUILDING
195 NORTH TERRACE
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

DECEMBER QUARTER 1963

SCOPE This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period January 1959 to December 1963 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in Local Government areas. The information has been compiled from returns collected from all builders of "new buildings".

DEFINITIONS NEW BUILDINGS: Additions of £5,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

VALUE: All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also COMPLETIONS). The values shown in Table 4 represent the value of work done on new buildings during the period.

COMMENCEMENTS: A building is recorded as commenced when work on the foundations has begun.

UNDER CONSTRUCTION: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

COMPLETIONS: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS Table 1 shows that 2,679 houses were commenced and 2,915 completed during December quarter 1963. Although completions were the highest on record and exceeded the previous highest total of 2,609 in September quarter 1963 by 306, the number of commencements fell by 497 from the record of 3,176 in the previous quarter.

During the year ended 31st December 1963 houses and flats commenced and completed exceeded those for the preceeding twelve months by 1,281 and 1,269 respectively.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly the result of the unequal incidence of individual large contracts. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations.

There was a further increase in the number recorded as employed on all jobs of builders of new buildings (Table 6). The total of 14,133 at 11th December 1963 was 548 more than at 30th September 1963, and 52 more than the previous highest (14,081) recorded in December quarter 1960.

As shown in Table 7 a large proportion of home building is concentrated within a few local government areas. During the twelve months ended 31st December last 3,796 (70.8 per cent) of dwellings completed in metropolitan local government areas were in the Municipal Corporations of Campbelltown, Enfield, Marion, Mitcham, West Torrens, and Woodville; of dwellings completed outside the metropolitan area 67.0 per cent were in the near-metropolitan District Councils of Munno Para, Noarlunga, Salisbury, and Tea Tree Gully.

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TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION - SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£'000	£'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1959	8,665	28,189	713	1,717	9,378	29,906	17,293	47,199
1960	9,473	32,008	713	1,922	10,186	33,930	20,077	54,007
1961	8,440	28,122	563	1,346	9,003	29,468	21,582	51,050
1962	9,573	31,818	582	1,654	10,155	33,472	20,994	54,466
1963	10,534	36,666	902	2,175	11,436	38,841	26,590	65,431
Quarter ended -								
30th Sept.	2,487	8,342	195	519	2,682	8,861	4,341	13,202
31st Dec.	2,444	8,077	118	310	2,562	8,387	4,260	12,647
31st Mar. 1963	2,300	7,864	180	407	2,480	8,271	6,838	15,109
30th June	2,379	8,235	190	397	2,569	8,632	6,268	14,900
30th Sept.	3,176	11,072	321	878	3,497	11,950	6,363	18,313
31st Dec.	2,679	9,495	211	493	2,890	9,988	7,121	17,109
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1959	8,628	27,983	591	1,389	9,219	29,372	14,754	44,126
1960	9,379	31,663	790	2,021	10,169	33,684	18,595	52,279
1961	9,119	31,026	709	1,862	9,828	32,888	18,904	51,792
1962	9,280	30,983	583	1,599	9,863	32,582	24,702	57,284
1963	10,316	35,198	816	2,081	11,132	37,279	22,546	59,825
Quarter ended -								
30th Sept.	2,374	7,930	116	344	2,490	8,274	3,685	11,959
31st Dec.	2,480	8,296	198	635	2,678	8,931	10,163	19,094
31st Mar. 1963	2,213	7,580	166	391	2,379	7,971	5,343	13,314
30th June	2,579	8,646	206	595	2,785	9,241	6,952	16,193
30th Sept.	2,609	8,905	189	440	2,798	9,345	4,402	13,747
31st Dec.	2,915	10,067	255	655	3,170	10,722	5,849	16,571
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1959	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460
1960	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986
1961	4,383	14,300	331	808	4,714	15,108	23,758	38,866
1962	4,676	15,446	330	934	5,006	16,380	20,301	36,681
1963	4,894	16,983	416	1,049	5,310	18,032	25,019	43,051
Quarter ended -								
30th Sept.	4,712	15,608	410	1,259	5,122	16,867	26,095	42,962
31st Dec.	4,676	15,446	330	934	5,006	16,380	20,301	36,681
31st Mar. 1963	4,763	15,804	344	939	5,107	16,743	22,079	38,822
30th June	4,563	15,422	328	757	4,891	16,179	21,687	37,866
30th Sept.	5,130	17,544	460	1,200	5,590	18,744	23,991	42,735
31st Dec.	4,894	16,983	416	1,049	5,310	18,032	25,019	43,051

(a) Excludes dwellings attached to "other new buildings".

(b) Includes "Home Units".

(c) Includes value of attached dwellings.

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TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

Period	Contract-Built				Owner-Built (a)			
	Brick, Stone, etc (b)		Other (c)		Brick, Stone, etc. (b)		Other (c)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1959	6,547	21,793	1,109	3,014	822	2,943	187	439
1960	7,674	26,317	950	2,592	708	2,746	141	353
1961	6,981	23,515	749	2,128	568	2,169	142	310
1962	8,436	28,175	613	1,718	443	1,750	81	175
1963	9,513	33,363	508	1,454	409	1,622	104	227
Quarter ended -								
30th Sept. 1962	2,201	7,442	173	475	95	383	18	42
31st Dec.	2,160	7,160	145	410	119	463	20	44
31st Mar. 1963	2,063	7,125	131	382	83	305	23	52
30th June	2,151	7,530	106	296	94	354	28	55
30th Sept.	2,877	10,053	135	391	140	568	24	60
31st Dec.	2,422	8,655	136	385	92	395	29	60
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1959	6,064	20,024	1,091	2,953	1,192	4,325	281	681
1960	7,200	24,738	1,030	2,821	975	3,653	174	451
1961	7,421	25,487	750	2,114	782	3,042	166	383
1962	7,934	26,643	672	1,882	579	2,241	95	217
1963	9,219	31,684	499	1,448	480	1,802	118	264
Quarter ended -								
30th Sept. 1962	2,118	7,121	138	392	101	379	17	38
31st Dec.	2,123	7,118	169	460	168	671	20	47
31st Mar. 1963	1,964	6,748	97	275	128	498	24	59
30th June	2,299	7,731	151	455	106	407	23	53
30th Sept.	2,390	8,217	105	306	95	341	19	41
31st Dec.	2,566	8,988	146	412	151	556	52	111
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1959	3,434	11,235	321	883	1,062	3,711	151	379
1960	3,908	12,927	241	668	795	2,957	118	297
1961	3,468	11,279	240	682	581	2,110	94	229
1962	3,970	13,111	181	520	445	1,625	80	190
1963	4,264	14,858	190	520	374	1,453	66	152
Quarter ended -								
30th Sept. 1962	3,933	13,018	205	562	494	1,835	80	193
31st Dec.	3,970	13,111	181	520	445	1,625	80	190
31st Mar. 1963	4,069	13,562	215	619	400	1,440	79	183
30th June	3,921	13,374	170	478	388	1,385	84	185
30th Sept.	4,408	15,178	200	549	433	1,614	89	203
31st Dec.	4,264	14,858	190	520	374	1,453	66	152

- (a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.
- (b) Of the 9,922 brick, stone, etc. houses COMMENCED during 1963 (9,513 contract-built and 409 owner-built) 1,469 were of brick veneer and stone veneer construction valued at £4,680,000. During December quarter 1963 there were 513 houses of this type commenced with a value of £1,575,000.
- (c) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 612 "other" type houses COMMENCED during 1963, (508 contract-built and 104 owner-built) 560 were of fibro-cement construction valued at £1,506,000 and 46 of weatherboard with a value of £165,000. During December quarter 1963 there were 153 (£406,000) fibro-cement and 9 (£35,000) weather-board houses commenced.

TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st	31st	30th	31st	31st	30th	30th	31st
	Dec.	Dec.	Sept.	Dec.	Mar.	June	Sept.	Dec.
	1962	1963	1962	1962	1963	1963	1963	1963
COMMENCED DURING PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	3,108	3,682	890	404	1,573	294	924	891
Factories	4,960	6,603	503	1,128	838	2,416	1,584	1,765
Other (b)	4,055	7,818	1,067	815	2,185	1,348	1,643	2,642
Educational & Health	6,620	4,807	1,111	1,533	1,421	1,463	1,332	591
All Other (c)	2,251	3,680	770	380	821	747	880	1,232
Total	20,994	26,590	4,341	4,260	6,838	6,268	6,363	7,121
COMPLETED DURING PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	5,675	4,039	405	4,433	431	590	1,589	1,429
Factories	2,396	5,256	755	570	2,043	1,689	443	1,081
Other (b)	6,984	4,387	1,122	4,194	1,421	750	825	1,391
Educational & Health	7,420	6,211	754	543	1,021	3,104	728	1,358
All Other (c)	2,227	2,653	649	423	427	819	817	590
Total	24,702	22,546	3,685	10,163	5,343	6,952	4,402	5,849
UNDER CONSTRUCTION AT END OF PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	1,716	1,888	5,748	1,716	3,113	2,848	2,425	1,888
Factories	5,486	6,655	4,899	5,486	4,303	5,074	6,229	6,655
Other (b)	2,212	5,626	5,531	2,212	2,973	3,566	4,368	5,626
Educational & Health	9,440	8,276	8,433	9,440	9,846	8,428	9,042	8,276
All Other (c)	1,447	2,574	1,484	1,447	1,844	1,771	1,927	2,574
Total	20,301	25,019	26,095	20,301	22,079	21,687	23,991	25,019

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st	31st	30th	31st	31st	30th	30th	31st
	Dec.	Dec.	Sept.	Dec.	Mar.	June	Sept.	Dec.
	1962	1963	1962	1962	1963	1963	1963	1963
£'000								
Houses (a)	29,135	33,509	8,193	7,343	7,470	7,935	9,173	8,931
Flats	1,768	2,111	533	441	439	396	598	678
Total Houses & Flats	30,903	35,620	8,726	7,784	7,909	8,331	9,771	9,609
Business Premises -								
Hotels, Boarding Houses, etc.	989	866	252	430	255	216	290	205
Shops	3,164	2,787	1,069	651	526	802	855	604
Factories	3,139	6,195	835	739	1,285	1,330	1,676	1,904
Office Premises	3,842	2,310	932	863	678	439	669	524
Other (b)	2,479	2,651	911	550	520	593	757	781
Educational	4,953	4,649	1,239	1,542	1,178	1,191	1,125	1,155
Religious	387	664	125	101	216	156	165	127
Health	1,647	1,912	365	452	570	451	509	382
Entertainment & Recreation	383	467	83	95	143	157	109	58
Miscellaneous (c)	1,446	1,594	341	310	363	379	384	468
Total Other New Buildings (Excl. Houses & Flats)	22,429	24,095	6,152	5,733	5,734	5,714	6,439	6,208

(a) Excludes Owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.

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TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	31st Dec. 1962		31st Dec. 1963		30th Sep. 1962	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sep. 1963	31st Dec. 1963
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business Premises -										
Hotels, Boarding Houses, etc.	22	226	14	163	6	10	2	3	2	7
Shops	89	661	110	708	31	15	30	26	27	27
Factories	101	949	115	1,183	32	18	24	30	28	33
Office Premises	48	551	59	628	8	9	11	13	22	13
Other (a)	147	1,528	162	1,537	38	37	45	44	38	35
Educational	65	427	61	553	13	12	14	10	19	18
Health	13	113	18	216	4	4	4	7	2	5
Religious	32	266	50	486	8	8	18	12	9	11
Entertainment & Recreation	35	222	34	226	5	9	12	3	10	9
Miscellaneous (b)	63	628	37	342	15	12	7	8	11	11
Total	615	5,571	660	6,042	160	134	167	156	168	169
OVER £25,000										
Business Premises -										
Hotels, Boarding Houses, etc.	10	820	12	579	3	1	5	-	2	5
Shops	21	1,401	11	2,232	7	2	3	1	4	3
Factories	31	4,011	40	5,420	5	9	9	10	13	8
Office Premises	10	921	16	4,429	4	3	6	3	5	2
Other (a)	16	1,055	20	1,224	3	2	6	8	4	2
Educational	48	5,597	24	2,801	12	7	7	6	6	5
Health	7	483	10	1,237	2	3	3	3	3	1
Religious	5	160	8	453	2	-	2	1	1	4
Entertainment & Recreation	3	192	4	190	3	-	2	1	-	1
Miscellaneous (b)	14	783	26	1,983	4	2	7	9	5	5
Total	165	15,423	171	20,548	45	29	50	42	43	36

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT (a), SOUTH AUSTRALIA

Classification	Number of persons engaged on days specified							
	16th Dec. 1959	14th Dec. 1960	20th Dec. 1961	12th Dec. 1962	29th Mar. 1963	28th June 1963	30th Sept. 1963	11th Dec. 1963
Contractors	686	683	584	695	669	709	690	693
Sub-contractors	2,664	2,842	2,292	2,825	2,766	2,772	3,048	3,248
Wage Earners	9,767	10,556	9,158	9,922	9,903	9,467	9,847	10,192
Carpenters	3,638	3,796	3,374	3,570	3,539	3,509	3,653	3,644
Bricklayers	2,103	2,282	1,933	2,297	2,264	2,268	2,425	2,468
Painters	1,155	1,266	1,138	1,257	1,241	1,191	1,231	1,345
Electricians	636	783	627	762	706	732	727	825
Plumbers	1,081	1,201	1,009	1,171	1,189	1,147	1,169	1,304
Builders' Labourers	2,190	2,250	1,837	1,910	1,886	1,756	1,929	1,964
Other	2,314	2,503	2,116	2,475	2,513	2,345	2,451	2,583
Total	13,117	14,081	12,034	13,442	13,338	12,948	13,585	14,133

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended					
	31st Dec. 1962	31st Dec. 1963	30th Sept. 1962	31st Dec. 1962	31st Mar. 1963	30th June 1963	30th Sept. 1963	31st Dec. 1963
Metropolitan -								
Adelaide	13	5	2	-	2	3	-	-
Brighton	137	204	40	31	48	44	60	52
Burnside	274	323	61	90	98	63	82	80
Campbelltown	722	657	213	219	155	169	176	157
Colonel Light Gardens	1	2	1	-	-	-	1	1
Enfield	968	705	221	318	175	176	148	206
Glenelg	58	107	24	9	21	29	17	40
Henley and Grange	195	158	58	30	34	27	48	49
Hindmarsh	20	10	3	4	-	3	5	2
Kensington & Norwood	22	36	1	11	-	21	2	13
Marion	536	634	135	135	175	132	171	156
Mitcham	448	485	88	127	99	105	138	143
Payneham	167	138	90	33	19	46	26	47
Port Adelaide	240	364	73	73	86	61	103	114
Prospect	29	40	11	8	6	10	11	13
St. Peters	9	26	1	3	11	1	1	13
Thebarton	3	8	1	1	3	2	3	-
Unley	73	139	19	10	8	75	32	24
Walkerville	12	7	4	5	1	3	-	3
West Torrens	490	623	135	181	137	146	176	164
Woodville	428	692	98	106	131	200	182	179
Total	4,845	5,363	1,279	1,394	1,209	1,316	1,382	1,456
Country -								
Angaston	25	36	4	7	14	5	8	9
Berri	30	38	8	12	12	6	8	12
East Torrens	25	26	7	5	7	8	3	8
Encounter Bay	32	36	12	10	2	9	11	14
Gawler	31	34	6	7	8	9	7	10
Kadina Corp'n	8	9	-	4	3	2	3	1
Loxton	25	41	6	3	5	8	12	16
Meadows	37	57	7	11	18	8	18	13
Millicent	71	69	24	15	16	15	19	19
Mt. Barker	29	27	7	10	6	8	6	7
Mt. Gambier Corp'n	115	153	30	22	44	27	45	37
Mt. Gambier D.C.	6	6	2	1	1	-	1	4
Munno Para	320	954	64	123	198	225	255	276
Murray Bridge	28	31	4	5	9	5	10	7
Naracoorte Corp'n	18	11	2	5	4	4	1	2
Noarlunga	527	547	141	145	119	150	126	152
Onkaparinga	23	20	7	4	3	6	2	9
Penola	14	10	3	3	2	1	4	3
Pirie D.C.	3	4	2	1	1	1	2	-
Pt. Augusta	74	62	20	24	4	20	19	19
Pt. Elliot	27	27	8	9	8	10	3	6
Pt. Lincoln Corp'n	60	58	17	20	8	21	12	17
Pt. Pirie Corp'n	23	32	11	4	6	11	5	10
Renmark	30	23	5	8	3	11	6	3
Salisbury	1,490	1,587	284	331	280	397	401	509
Stirling	54	68	15	8	16	19	14	19
Tatiara	31	32	6	10	9	7	7	9
Teatree Gully	768	799	221	186	165	217	220	197
Victor Harbor	16	19	4	3	5	3	3	8
Whyalla City Comm.	409	276	127	60	59	71	49	97
Willunga	31	50	3	10	14	5	9	22
Other Country	666	659	159	228	129	188	136	206
Total	5,046	5,801	1,216	1,294	1,178	1,477	1,425	1,721
Total State	9,891	11,164	2,495	2,688	2,387	2,793	2,807	3,177

(a) Dwelling Units - houses and flats plus dwellings attached to "Other New Buildings".

